

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS

OCTOBER 25, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

The meeting began at approximately 5:00 p.m. with the following board members present: Julien Meyrat, Phil Craddock, Robert Miller, and Patra Phillips. The following Board Members were absent: Kevin Lefere, Rob McAngus, and Rick Johnson. Staff members present were Ryan Miller (Director of Planning), Bethany Ross (Planner), and Henry Lee (Planner).

(II) OPEN FORUM

(III) ACTION ITEMS

(1) **SP2022-053 (BETHANY ROSS)**

Discuss and consider a request by Alan Jacob on behalf of Jim Melino of the Cambridge Companies, Inc. for the approval of a Site Plan for a Self-Service Carwash on a 6.37-acre tract of land identified as Tract 3-09 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of SH-276 and John King Boulevard, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 14, 2022. Board Member Craddock made a motion to recommend approval and Board Member Miller seconded the motion. The motion was approved by a vote of 4-0, with Board Member McAngus, Lefere, and Johnson absent.

(2) **SP2022-054 (BETHANY ROSS)**

Discuss and consider a request by Robert Romano on behalf of Bill McMahon of Triton I-30 Rockwall II, LLC for the approval of an Amended Site Plan for an existing Restaurant facility on a 1.370-acre parcel of land identified as Lot 17, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 568 E. IH-30, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 14, 2022. The Board requested that the applicant provide a color rendering and/or a material sample board and provide updated elevations that show screening of the HVAC units on the roof of the building. Before action is taken on the elevations the ARB wants to see the revised elevations at the November 15, 2022 meeting.

(3) **SP2022-056 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 14, 2022. Board Member Craddock made a motion to recommend approval with the condition that the applicant bring the brick up to the top of the columns and Board Member Phillips seconded the motion. The motion was approved by a vote of 4-0, with Board Member McAngus, Lefere, and Johnson absent.

(4) **SP2022-058 (HENRY LEE)**

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Site Plan for an Industrial Campus on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) Districts, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on October 14, 2022. Board Member Meyrat made a motion to recommend approval and Board Member Miller seconded the motion. The motion was approved by a vote of 4-0, with Board Member McAngus, Lefere, and Johnson absent.

(IV) ADJOURNMENT

There being no further business, the meeting was adjourned at 5:22 p.m.